

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 8, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Jeff Larsen, Gene Dziza, Tim Calaway, Kathy Robertson, Cal Scott, and Kim Fleming. Don Hines and Frank DeKort were absent. Peggy Goodrich represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 15 people in the audience.

**PUBLIC
REVIEW**

Calalway reviewed the public hearing process for the public.

**PRELIMINARY
PLAT/HOILAND
DAY ACRES
SUBDIVISION**

A request by Donald A. Gatzke Trust for Preliminary Plat approval of Hoiland Day Acres Subdivision, a two (2) lot single-family residential subdivision on approximately .34 acres. All lots in the subdivision are proposed to have public water and sewer systems. The property is located at 312 Solberg Drive, and can further be described as Lot 22, Hoiland Day Acres, in Section 34, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Peggy Goodrich reviewed Staff Report FPP-05-15 for the Board.

MOTION

Calaway made a motion seconded by Dziza to adopt Staff Report FPP-05-16 as findings of fact with amended conditions and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**MASTER PLAN
AMENDMENT/
GRANITE
HOLDINGS**

A request to amend the map of the Flathead County Growth Policy submitted by Granite Holdings, LLC. Specifically the applicants propose to change the map designation from agricultural to suburban residential on approximately 40 acres. The property is located off of Schrade Road, and can further be described as Lot 1, Subdivision 128, in Section 7, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Johna Morrison reviewed Staff Report FPMA-05-04 the Board.

MOTION

Fleming made a motion seconded by Scott to adopt Staff Report FPMA-05-04 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed on a vote of 6-1 with Fleming dissenting.

ZONE CHANGE/

A Zone Change request in the Highway 93 North Zoning District by

- GRANITE HOLDINGS** Granite Holdings, LLC, from SAG-5 (Suburban Agricultural) to R-2 (One-Family Limited Residential). The property is located at 205 Schrade Road and contains approximately 40 acres.
- STAFF REPORT** Johna Morrison reviewed Staff Report FCZ-05-08 the Board.
- MOTION** Dziza made a motion seconded by Robertson to adopt Staff Report FCZ-05-08 as findings of fact and recommended approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed on a 6-1 vote with Fleming dissenting.
- PRELIMINARY PLAT/COUNTRY BOURNE** A request by Gloria Wagar for Preliminary Plat approval of Country Bourne Subdivision, a thirty-four (34) lot (30 single-family, 4 commercial) subdivision on approximately 44.83 acres. All lots in the subdivision are proposed to have public water and individual sewer systems. The property is located at 230 Gopher Lane in Marion, and can further be described as Tract 3HA, 3FA and 3 in Section 14, Township 27 North, Range 24 West, P.M.M., Flathead County, Montana.
- STAFF REPORT** Johna Morrison reviewed Staff Report FPP-05-26 the Board.
- MOTION** Robertson made a motion seconded by Fleming to adopt Staff Report FPP-05-26 as findings of fact and recommended approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- NEW BUSINESS** Dziza made a motion seconded by Robertson to meet with the County Attorney's on redoing the Subdivision regulations.
- The motion passed unanimously.
- OLD BUSINESS**
- ADJOURNMENT** The meeting was adjourned at approximately 7:00 p.m. on a motion by Calaway seconded by Robertson. The next meeting will be held at 6:00 p.m. on June 15, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 7/20/05